

LAKE COUNTY BOARD OF COUNTY COMMISSIONERS

June 26, 2007

AGENDA

The Lake County Zoning Board held a public hearing at 9:00 a.m., on Wednesday, June 6, 2007, in the County Commissioners Chambers, 2nd Floor – Round Administration Building, 315 West Main Street, Tavares, Florida, to consider petitions for rezoning, conditional use permits, and mining site plans.

The recommendations of the Zoning Board will be transmitted to the Board of County Commissioners for their Public Hearing to be held at **9:00 a.m., or soon thereafter, on Tuesday, June 26, 2007**, in the County Commissioners Chambers, 2nd Floor – Round Administration Building, 315 West Main Street, Tavares, Florida.

BOARD OF COUNTY COMMISSIONERS MEMBERS:

Ms. Jennifer Hill, Vice-chairman	District 1
Ms. Elaine Renick	District 2
Ms. Debbie Stivender	District 3
Ms. Linda Stewart	District 4
Mr. Welton G. Cadwell, Chairman	District 5

ZONING BOARD MEMBERS

Mr. Timothy Morris, Vice-Chairman	District 1
Mr. Scott Blankenship	District 2
Mr. James Gardner, Secretary	District 3
Ms. Phyllis Patten	District 4
Mr. Paul Bryan, Chairman	District 5
Mr. Larry Metz, School Board Representative	
Mr. Mark Wells, At-Large Representative	
Mr. John Childers, Ex-Officio, Non-Voting Military Representative	

COUNTY REPRESENTATIVES

Ms. Cindy Hall, County Manager
Mr. Sanford A. Minkoff, County Attorney
Ms. Melanie Marsh, Deputy County Attorney
Ms. LeChea Parson, Assistant County Attorney

GROWTH MANAGEMENT DEPARTMENT REPRESENTATIVES

Ms. Carol Stricklin, AICP, Director, Department of Growth Management
Ms. Amye King, AICP, Deputy Director, Department of Growth Management
Mr. R. Wayne Bennett, AICP, Planning Director, Division of Planning & Community Design
Mr. Brian Sheahan, AICP, Chief Planner, Division of Planning & Community Design
Mr. Alfredo Massa, Chief Planner, Division of Planning & Community Design
Mr. Rick Hartenstein, Senior Planner, Division of Planning & Community Design
Ms. Stacy Allen, Senior Planner, Division of Planning & Community Design
Ms. Karen Ginsberg, Senior Planner, Division of Planning & Community Design
Ms. Karen Rosick, Planner, Division of Planning & Community Design
Ms. Denna Levan, Planner, Division of Planning & Community Design
Ms. Mary Harris, Associate Planner, Division of Planning & Community Design Division
Ms. Sherie Ross, Public Hearing Coordinator, Division of Planning & Community Design

LAKE COUNTY ZONING BOARD
June 6, 2007
AND
LAKE COUNTY BOARD OF COUNTY COMMISSIONERS
June 26, 2007

PUBLIC HEARING NO.	PETITIONER	AGENDA NO.	TRACKING NO
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CONSENT AGENDA:

The Consent Agenda contains items which are recommended for approval and which are not controversial. The Zoning Board / BCC will adopt the entire consent agenda in one motion if no one from the Board or audience has questions, concerns or objections. An item may be removed from the Consent Agenda for a full public hearing at the request of any Commissioner, staff member or member of the public.

CONSENT AGENDA:

PH#27-07-3	Donald L. Markey	1	#39-07-CFD
PH#28-07-2	Summer Bay John F. Adams, R J Whidden & Associates	3	#40-07-PUD/DRI/AMD
Revocation of Conditional Use Permits:		6	#41-07-CUP/REV
CUP#99/2/1-5	L.J. Norman		
CUP#516-3	J & H Investments of Clermont Inc.		
CUP#98/11/3-2	Sherry Jean Turner		
CUP#93/6/3-1	Carol Ann Hudson		
CUP#697-5	Herschel & Earlene Locke		
CUP#94/1/1-2	William T. Marshall		
CUP#840-4	DTZ, Inc. Clay Reynolds III		
CUP#89/3/5-1	Carl W. Stewart Jr.		
CUP#97/4/1-3	Philip & Anita Jones		

REGULAR AGENDA – OPEN FOR DISCUSSION:

PH#24-07-1	Community Wesleyan Church	2	#36-07-CFD
PH#22-07-2	F & J Developers LLC Franco Scala	4	#32-07-PUD
PH#26-07-5	Paisley Fire District Rob Richardson, Lake County Public Safety	5	#33-07-CFD

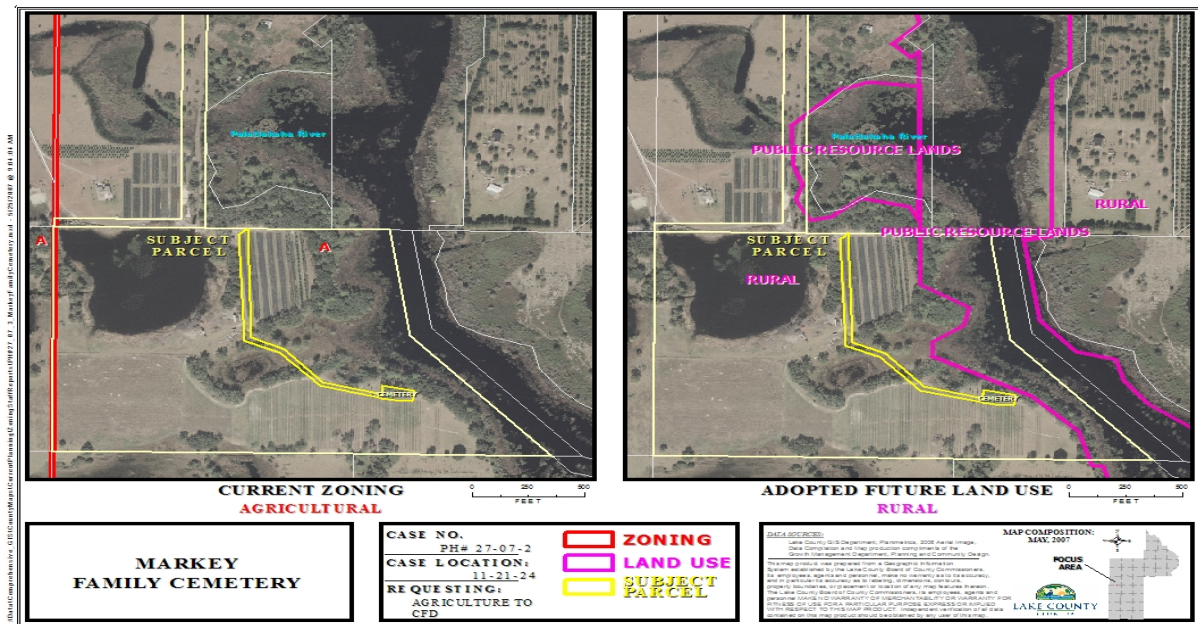
TRACKING NO.: #39-07-CFD

CASE NO: PH#27-07-3

AGENDA NO: #1

OWNER: Donald L. Markey

GENERAL LOCATION: Property lying S of Austin Merritt Road / Bridges Road and E of CR 33.



APPLICANT'S PRESENT AND REQUESTED CLASSIFICATION: Rezone from A (Agriculture) to CFD (Community Facility District) for future use as a family cemetery on a portion of the site, as conditioned with a Conditional Use Permit.

SIZE OF PARCEL: 51.43+/- acres

FUTURE LAND USE: Rural

STAFF'S RECOMMENDATION: Approval to CFD with a Conditional Use Permit with conditions

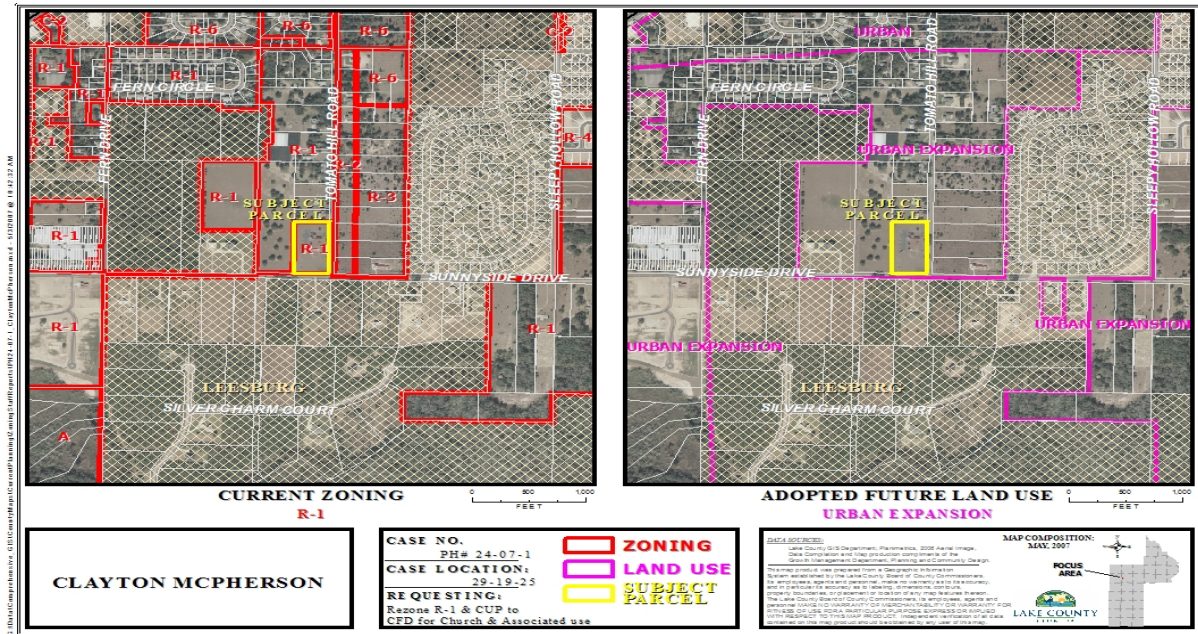
ZONING BOARD RECOMMENDATION: Approval (7-0)

CASE NO: PH#24-07-1

AGENDA NO: #2

OWNER: Community Wesleyan Church
REPRESENTATIVE: Clayton McPherson

GENERAL LOCATION: Leesburg Area – Property lying NW of the intersections of Sunnyside Drive and Tomato Hill Road.



APPLICANT'S PRESENT AND REQUESTED CLASSIFICATION: A request for rezoning from R-1 (Rural Residential) to CFD (Community Facility District) and revoke CUP#510-1 to allow for the continued use of the site for a church with classrooms and expand the use of the facility to include week-long activities.

SIZE OF PARCEL: 5 +/-acres

FUTURE LAND USE: Urban Expansion

STAFF'S RECOMMENDATION: Approval with conditions

ZONING BOARD RECOMMENDATION: Approval (7-0)

CASE NO: PH#28-07-2

AGENDA NO: #3

OWNER: Summer Bay

REPRESENTATIVE: John F. Adams, RJ Whidden & Associates

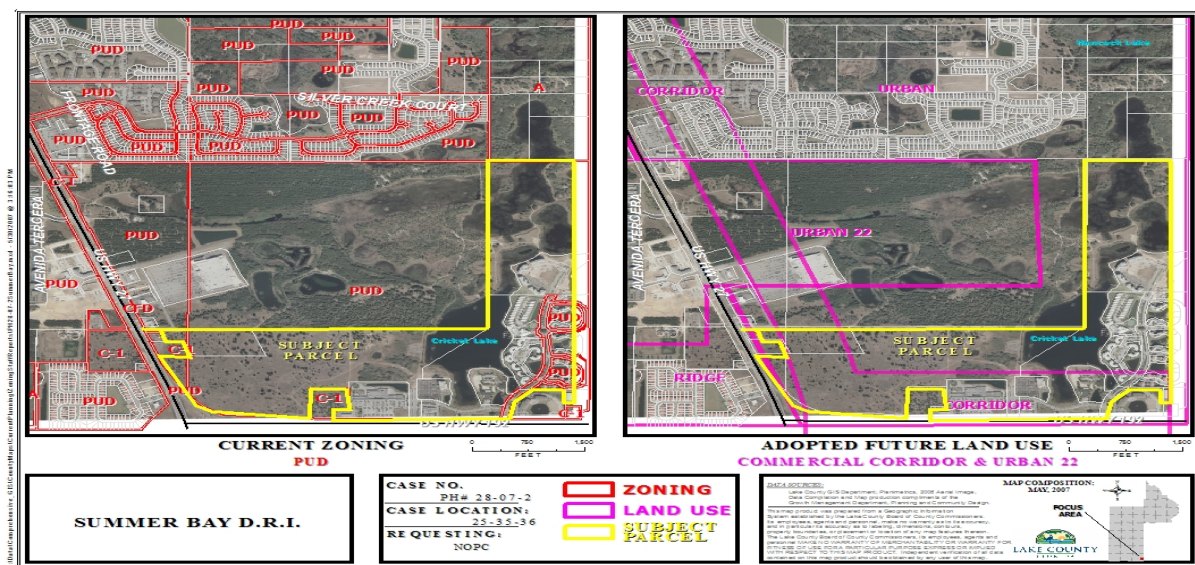
GENERAL LOCATION: Four Corners area – Property lying NE of US 27 and US 192 (N of Polk County / Lake County line).

ADDENDUM To Staff Report to be Presented to the Lake County Zoning Board on June 6, 2007, and to be Presented to the Lake County Board of County Commissioners on June 26, 2007, regarding a Notice of Proposed Change for the Summer Bay Development of Regional Impact.

June 4, 2007

Background:

Due to complexities in the proposed substantial deviations observed in the 2005 Notice of Proposed Change (NOPC) to the Summer Bay Development of Regional Impact (DRI), Staff and the Applicant have agreed to limit the scope of the NOPC under review to a five (5) year time extension from the December 31, 2004, expiration of the last Development Order approved by the Board of County Commissioners. Said time extension would allow the applicant to continue development of all previously approved elements of the Summer Bay DRI as noted in Ordinance 2002-49.



SIZE OF PARCEL: 351.82 +/-acres

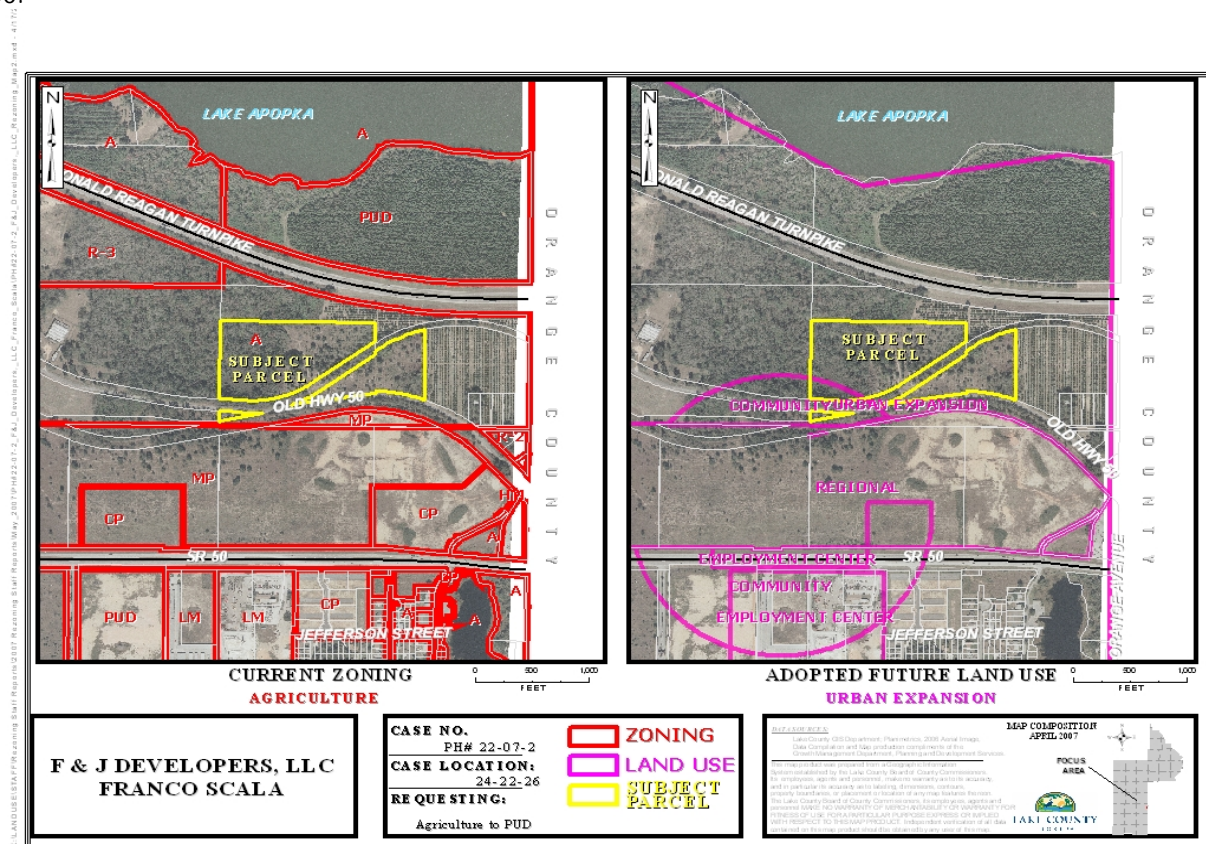
FUTURE LAND USE: Urban with Commercial Corridor Overlay

STAFF'S RECOMMENDATION: Denial

ZONING BOARD RECOMMENDATION: Approval (7-0)

OWNER: F & J Developers, LLC
REPRESENTATIVE: Franco Scala

GENERAL LOCATION: Montverde area – Property lying between Ronald Reagan Turnpike and Old Hwy 50.



APPLICANT'S PRESENT AND REQUESTED CLASSIFICATION: A request for rezoning from A (Agriculture) to PUD (Planned Unit Development) for construction of a residential development consisting of thirty (30) single-family residential units and fifty-eight (58) residential town homes.

SIZE OF PARCEL: 28.4 +/- acres

FUTURE LAND USE: Urban Expansion / Community Commercial

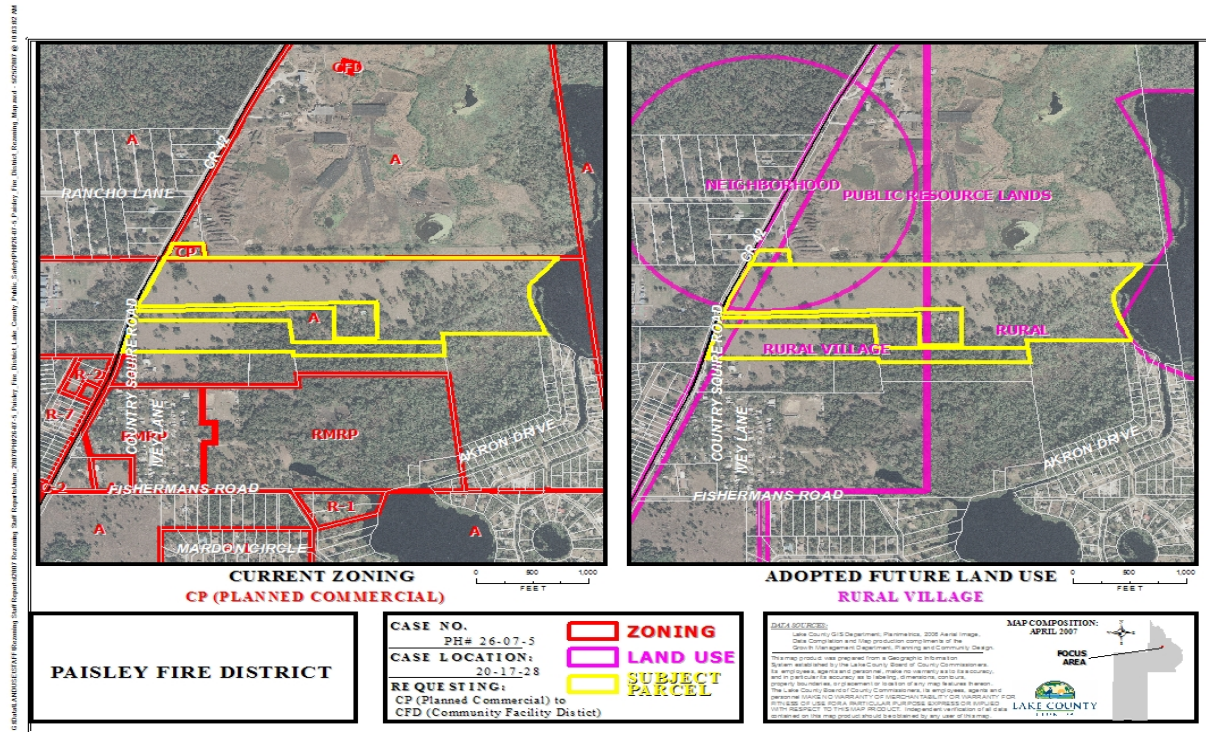
STAFF'S RECOMMENDATION: Approval, as conditioned

ZONING BOARD RECOMMENDATION: Approval (7-0), as conditioned: 1) The maximum density shall be 2.5 dwelling units per acre; (2) No concrete wall shall be permitted on Old Hwy 50; the developer shall meet with the residents to discuss

OWNER: Lake County Board of County Commissioners / Paisley Fire District

REPRESENTATIVE: Rob Richardson, Lake County Public Safety

GENERAL LOCATION: Paisley area – Property lying E of CR 42 and N of Fishermans Road.



REQUEST: A request to rezone from CP (Planned Commercial) to CFD (Community Facility District) and from A (Agriculture) to CFD (Community Facility District) for construction of a fire station, conservation and placement of a tower and to bring property into conformance with current zoning district.

SIZE OF PARCEL: 88+/acres

FUTURE LAND USE: Rural and Rural Village

STAFF'S RECOMMENDATION: Approval

ZONING BOARD RECOMMENDATION: Approval (7-0) to continue the use of a fire station, permit the placement of 480-ft self supporting lattice telecommunication and provide conservation and passive recreational uses on the parcel.

REVOCATION OF CONDITIONAL USE PERMITS

CASE NO: CUP#99/2/1-5**OWNER:** L.J. Norman**GENERAL LOCATION:** Umatilla area – From the intersection of C-450 and C-44A; W on C-450 approximately 1/4 mile to property lying N of road.**REQUEST:** Voluntary revocation of the terms and uses of CUP#99/2/1-5 (Ordinance #1999-23), formerly issued to Jack Kramer Austin, for the use of a plant nursery. (14.34 +/- acres)

CASE NO: CUP#516-3**OWNER:** J & H Investments of Clermont Inc.**GENERAL LOCATION:** Minneola area – Property lying S of N. Grassy Lake Road and E of US Hwy 27.**REQUEST:** Voluntary revocation of the terms and uses of the Conditional Use Permit for operation of a grove caretaking services. The property has been annexed into the City of Minneola per Ordinance #2000-45. (7 +/- acres)

CASE NO: CUP#98/11/3-2**OWNER:** Sherry Jean Turner**GENERAL LOCATION:** Green Swamp area – Property lying N of Oil Well Rd and E of Robin Hood Lane.**REQUEST:** Voluntary revocation of the terms and conditions of Conditional Use Permit in Agriculture for temporary placement of a mobile home on site with an existing residence for the care of an infirm relative. The mobile home is no longer needed and removed from the premises. (5 +/- acres)

CASE NO: CUP#93/6/3-1**OWNER:** Carol Ann Hudson**GENERAL LOCATION:** Fruitland Park area – Property lying E of CR 468 and S of South Avenue and N of Marcella Way.**REQUEST:** Voluntary Revocation of the terms and conditions of the Conditional Use Permit in Agriculture for a caretaker's residence for foliage business. Trailer is no longer on property. (8.5 +/- acres)

CASE NO: CUP#697-5**OWNER:** Herschel & Earlene Locke**GENERAL LOCATION:** Umatilla area – Property lying SE of the intersection of CR 439 and Will Murphy Rd and W'ly of Briarwood Drive.**REQUEST:** Voluntary revocation of the terms and conditions of the Conditional Use Permit for a home occupation to operate a real estate office. The business is no longer in use. (5.04 +/- ac)

PUBLIC HEARING NO.: CUP#94/1/1-2 (William T. Marshall)

LEGAL DESCRIPTION: E 1/4 of N 1/2 of NW 1/4 of SE 1/4 of Sec 28 Twp 21S Rge 25E.

GENERAL LOCATION: Groveland area – Property lying S of Garden Way Rd and E of South O'Brien Road.

REQUEST: Voluntary revocation of the terms and uses of Conditional Use Permit in Agriculture for a packing shed, use is no longer there. (5.10 +/-ac)

CASE NO: CUP#840-4

OWNER: DTZ, Inc. Clay Reynolds III

GENERAL LOCATION: East Lake County / Pine Lakes / Pine Hills area – From the intersection of Pine Rd and SR 44, proceed E along Pine Road to the end along Pine Rd, thence S and E to the property lying S of Pine Rd (non-county maintained road).

REQUEST: Voluntary revocation of the terms and conditions of the Conditional Use Permit for a private airstrip facility, the airport is no longer in use. (45 +/-acres)

CASE NO: CUP#89/3/5-1

OWNER: Carl W. Stewart Jr.

GENERAL LOCATION: Leesburg area – Property lying W of the intersection of Flatwoods Road and Casteen Road, W along Casteen Road to property lying N of the road and N of Airway Road.

REQUEST: Voluntary revocation of terms and uses of the CUP (issued to Carl & Sharleen Stewart / Timber Land Farms) for construction of a radio tower for on-site communications. Tower is no longer on site.

CASE NO: CUP#97/4/1-3

OWNER: Philip & Anita Jones

GENERAL LOCATION: Lake Jem area – Property lying at the SE corner of Lake Jem Road and Palm View Circle.

REQUEST: Voluntary revocation of the terms and conditions of Ordinance #1997-31 (formerly issued to James & Dorothy Best) for the keeping of pet wallabies on the site with a single-family residence. (10 +/-acres)

ZONING BOARD RECOMMENDATIONS: Approval (7-0) for revocation of the Conditional Use Permits.